



ORDINANCE NO. 3134

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS AS HERETOFORE AMENDED; BY AMENDING ORDINANCE NO. 2852 AS AMENDED BY ORDINANCE NO. 2920 GRANTING A SPECIFIC USE PERMIT FOR TOWNHOME DEVELOPMENT USES FOR A PORTION OF PLANNED DEVELOPMENT NO. 64 (PD-64) ZONING DISTRICT DESCRIBED IN EXHIBIT "A" HERETO AND CONSTITUTING A PORTION OF CAMBRIDGE CROSSING ADDITION; BY AUTHORIZING THE DEVELOPMENT OF THE PROPERTY FOR ONE FAMILY RESIDENTIAL DETACHED; AMENDING THE PREVIOUSLY ADOPTED SITE PLAN; PROVIDING FOR SPECIAL EXCEPTIONS; PROVIDING FOR ADDITIONAL DEVELOPMENT CONDITIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING A CONFLICT RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING INJUNCTIVE RELIEF; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2000.00) DOLLARS; AND PROVIDING AN EFFECTIVE DATE.

Alpha Sigma

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the laws of the State of Texas and the ordinances of the City of Farmers Branch, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, the governing body, in the exercise of the legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THAT:

SECTION 1: The Comprehensive Zoning Ordinance and Zoning Map of the City of Farmers Branch, Texas, are amended by amending Ordinance No. 2852, as amended by Ordinance No. 2920, granting a Specific Use Permit for Townhome Development for a portion of the Planned Development No. 64 Zoning District ("PD-64"), authorizing the property described in Exhibit "A" attached hereto, and incorporated herein by reference ("the Property") to be developed by One Family Residential Detached purposes subject to the following:

- A. The Site Plan set forth in Exhibit "C" of Ordinance No. 2852, as amended by Ordinance No. 2920, is hereby further amended with respect to the extent that it affects the Property, and only the Property, such that the Property shall be used and developed in accordance with Exhibit "B," attached hereto and incorporated herein by reference ("the Site Plan").

- B. The Property shall be further used and developed in accordance with the following special exceptions:
- (1) The fifty-seven (57) Zero Lot Line Patio Home lots shown on the Site Plan may have a Lot Coverage Ratio up to, but no greater than, 80%;
 - (2) The eighteen (18) One Family Residential Detached Lots (i.e. without a zero lot line) may have a Lot Coverage Ratio up to, but no greater than, 65%;
 - (3) All One Family Residential Detached Lots must provide a minimum of two on-site parking spaces; and
 - (4) All One Family Residential Detached Lots may be developed with less than 10% Landscaped Open Space.
- C. In addition to the conditions and notes set forth on the Site Plan, the Property shall be developed in accordance with the following additional conditions:
- (1) All One Family Residential Detached homes shall be constructed with high quality (i.e. not less than 30 year warranty) five-tab dimensional fiberglass composite roof shingles that substantially match the color of the townhomes existing within the Cambridge Crossing subdivision as of the effective date of this Ordinance;
 - (2) All One Family Residential Detached homes shall have exterior walls composed of not less than 90% masonry material as illustrated in the elevations set forth in the Site Plan;
 - (3) The chimneys of all One Family Residential Detached homes shall be constructed of 100% masonry material with all vent stacks located away from public view and painted to match the color of the roof;
 - (4) The yards of all One Family Residential Detached homes must be fully irrigated with an underground automatic irrigation system;
 - (5) All driveways must be constructed of concrete or paver brick; and
 - (6) All sidewalks constructed along Alpha Road and Sigma Road must be at least five (5) feet wide.
- D. To the extent of any conflict between the notes shown on the Site Plan and the specific exceptions and conditions set forth in Paragraphs B and C of this Section 1, the language set forth in Paragraphs B and C of this Section 1 shall be controlling.

1, the language set forth in Paragraphs B and C of this Section 1 shall be controlling.

SECTION 2. The Property shall be used only in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Farmers Branch, as heretofore amended, and as amended herein.

SECTION 3. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Farmers Branch and the provisions of this Ordinance as applicable to the use and development of the Property, the provisions of this Ordinance shall be controlling.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

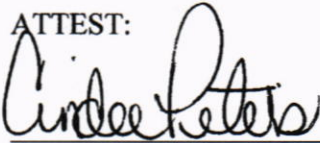
SECTION 5. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 6. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 7. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THIS THE 17TH DAY OF MAY, 2011.

ATTEST:



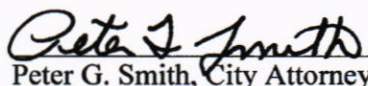
Cindee Peters, City Secretary

APPROVED:



Mayor

APPROVED AS TO FORM:



Peter G. Smith, City Attorney

Exhibit A
Description of the Property

All of Cambridge Crossing, an addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded as Instrument No. 20070032308, Official Public Records, Dallas County, Texas, SAVE AND EXCEPT, Lots 9 through 16 and Lots 36 through 55, Block A, and Lots 9, 10 and 11, Block C of said addition.

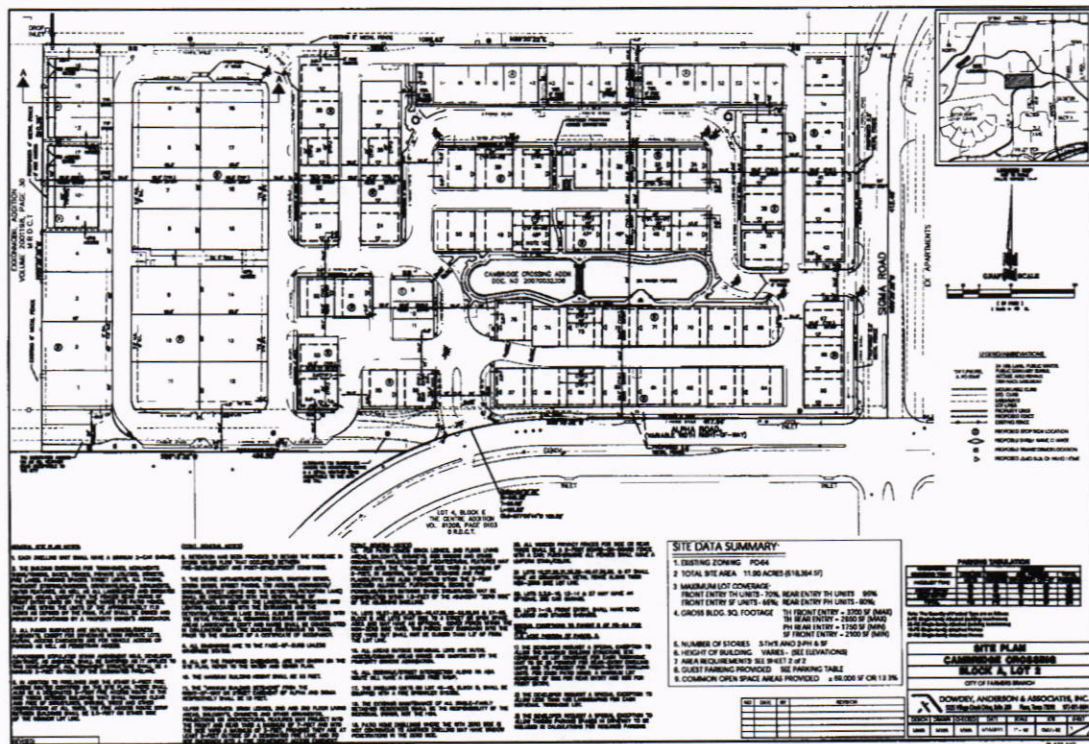
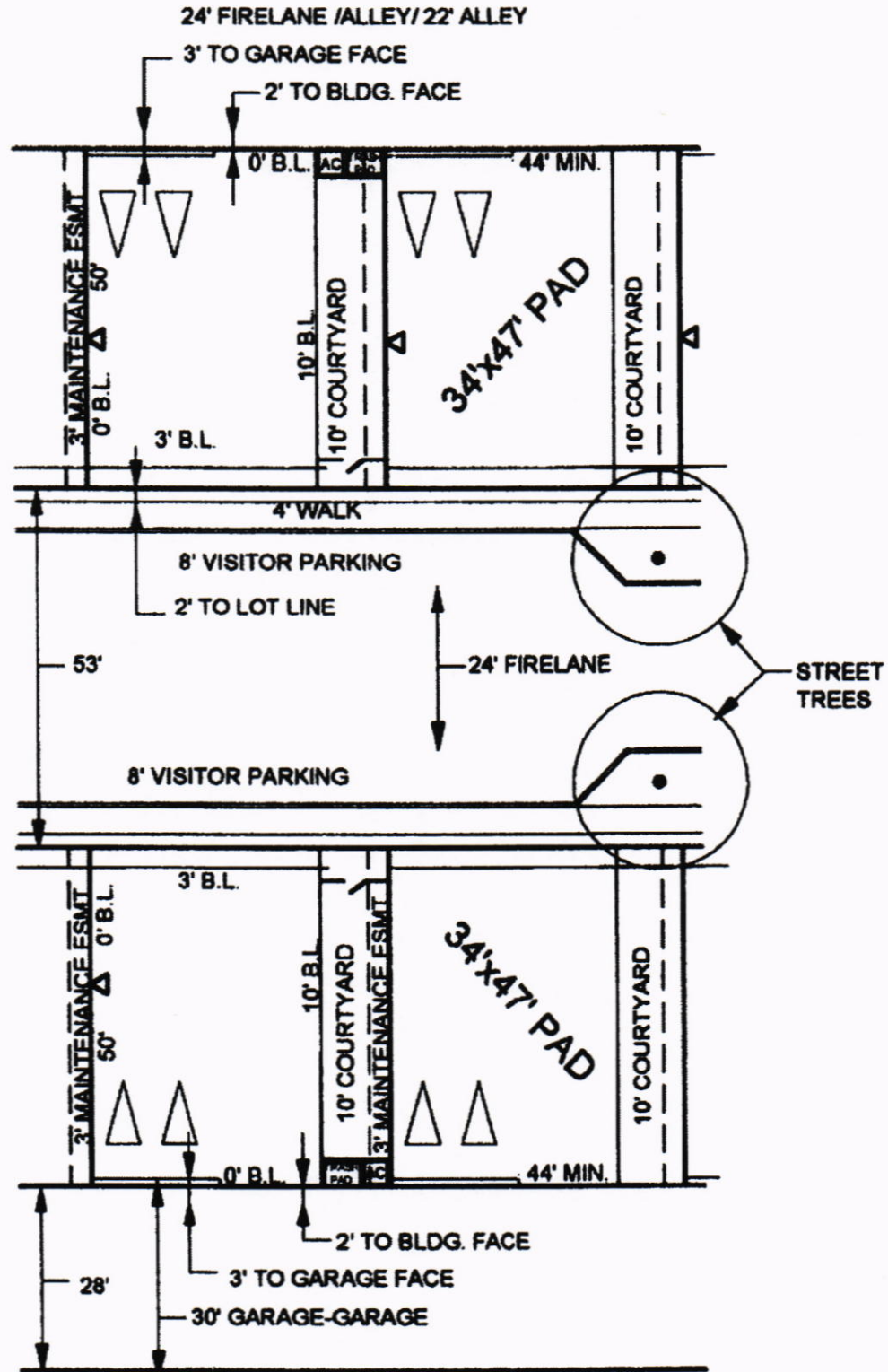


Exhibit B
SITE PLAN (General Site Plan)

Exhibit B
SITE PLAN
(Zero Lot Line Patio Home Detail)



The diagram illustrates a typical 40' x 65' pad centered on a lot. The lot is divided into four quadrants by a horizontal and vertical centerline. The overall lot dimensions are 65' wide and 130' deep. The pad is centered, leaving 12.5' on the left and right sides and 12.5' on the top and bottom sides. The pad is divided into four sections, each 10' wide and 12.5' high. The top-left section contains two inverted triangles, the top-right section contains two triangles, the bottom-left section contains two inverted triangles, and the bottom-right section contains two triangles. The pad is labeled "TYPICAL 40'x65' PAD CENTERED". The lot is bounded by "FACE-OF-CURB/LOT LINE (ROLL-UP CURB)" on all sides. The distance from the pad to the lot lines is 12.5' on all sides. The distance from the pad to the centerline is 12.5' on all sides. The distance from the pad to the lot lines is 12.5' on all sides. The distance from the pad to the centerline is 12.5' on all sides. The distance from the pad to the lot lines is 12.5' on all sides. The distance from the pad to the centerline is 12.5' on all sides.

Exhibit B
SITE PLAN
(Zero Lot Line Patio Home Elevations)

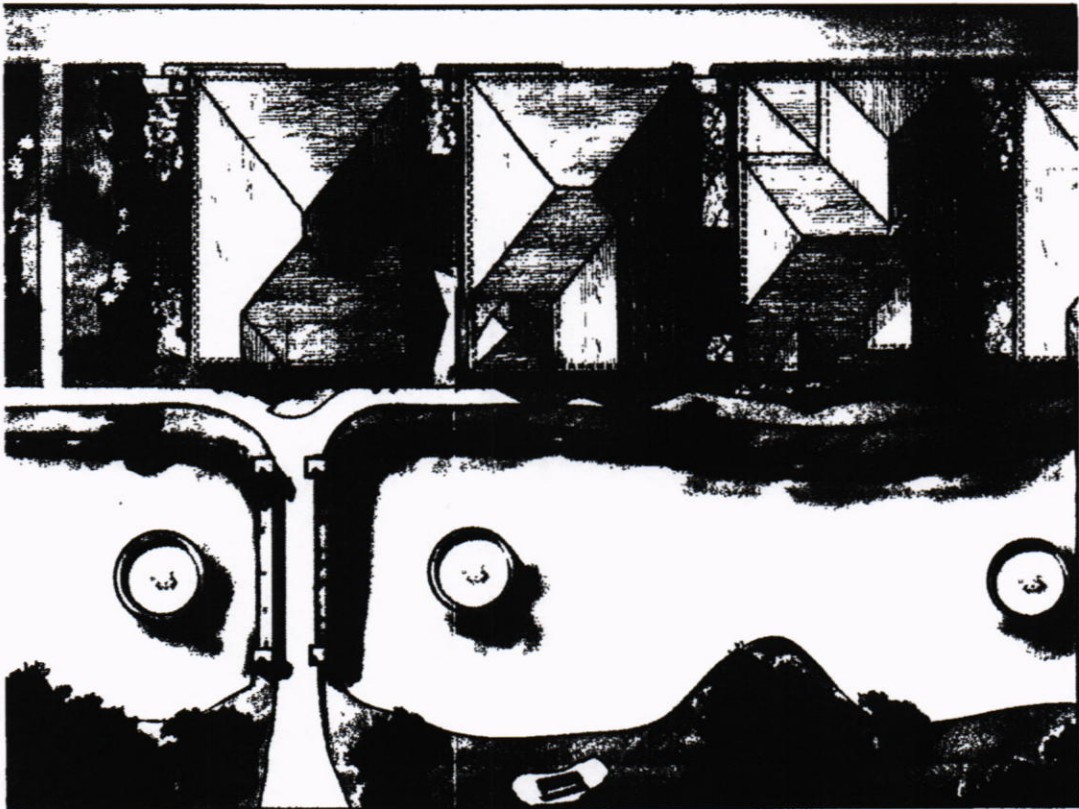


Exhibit B
SITE PLAN
(Traditional One Family Residential Detached Elevations)

Conceptual Design

C40A



Front Elevation "A"



Front Elevation "B"



Cambridge 40' Concepts

4/15/2011

Conceptual Design

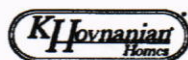
C42A



Front Elevation "A"



Front Elevation "B"



Cambridge 40' Concepts

4/15/2011

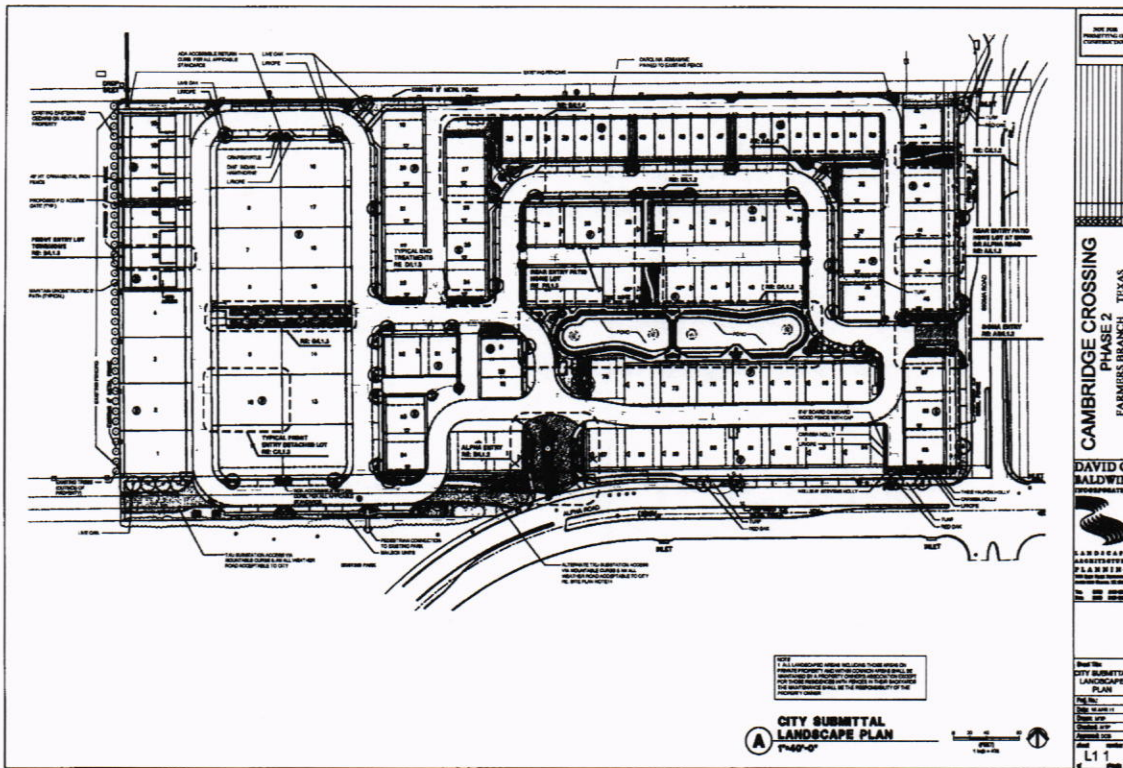


Exhibit B
SITE PLAN
(Landscape Plan)

Exhibit B
 SITE PLAN
 (Landscape Plan Details)

